127.0	0006	0004.0	1 of 1	Residential
Map	Block	Lot	CARD	ARLINGTON

	Total Card	/	Total Parcel
APPRAISED:	860,300	/	860,300
USE VALUE:	860,300	/	860,300
ASSESSED:	860,300	/	860,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
25	-27	ALBERMARLE ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	ALES ARTHUR M
Owner 2:	ALES MIKEL
Owner 3:	
Street 1:	97 SPRING STREET
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	ALES ARTHUR M--TRUSTEE -
Owner 2:	ALES IRREVOCABLE TRUST -
Street 1:	97 SPRING STREET
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02476

NARRATIVE DESCRIPTION

This parcel contains 4,230 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1909, having primarily Aluminum Exterior and 2670 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 5 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	4230.000	477,500		382,800	860,300
Total Card	0.097	477,500		382,800	860,300
Total Parcel	0.097	477,500		382,800	860,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 322.27 | /Parcel: 322.2

Legal Description

User Acct	GIS Ref	GIS Ref	Insp Date
82485			08/23/18

Entered Lot Size
Total Land:
Land Unit Type:

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 127.0-0006-0004.0

!9903!

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	477,500	0	4,230.	382,800	860,300	860,300	Year End Roll	12/18/2019
2019	104	FV	368,000	0	4,230.	382,800	750,800	750,800	Year End Roll	1/3/2019
2018	104	FV	368,000	0	4,230.	339,100	707,100	707,100	Year End Roll	12/20/2017
2017	104	FV	344,900	0	4,230.	284,400	629,300	629,300	Year End Roll	1/3/2017
2016	104	FV	344,900	0	4,230.	284,400	629,300	629,300	Year End	1/4/2016
2015	104	FV	306,900	0	4,230.	246,100	553,000	553,000	Year End Roll	12/11/2014
2014	104	FV	306,900	0	4,230.	237,900	544,800	544,800	Year End Roll	12/16/2013
2013	104	FV	319,500	0	4,230.	226,400	545,900	545,900		12/13/2012

PRINT

Date	Time
12/11/20	00:17:30

LAST REV

Date	Time
10/12/18	09:07:10

apro

USER DEFINED

Prior Id # 1:	82485
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 9903

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
ALES ARTHUR M--	48954-385		2/6/2007	Family	1	No	No		
ALES JOSEPHINE/	22967-591		3/9/1993		1	No	No		A

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
8/23/2018	Measured	DGM	D Mann
5/19/2018	MEAS&NOTICE	HS	Hanne S
3/25/2009	Inspected	163	PATRIOT
12/17/2008	Measured	345	PATRIOT
4/25/2000	Inspected	264	PATRIOT
11/29/1999	Measured	264	PATRIOT
1/1/1982		CM	

Sign: VERIFICATION OF VISIT NOT DATA ___/___/___

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		4230		Sq. Ft.	Site		0	70.	1.29	8									382,831						382,800	

Total AC/HA:	0.09711	Total SF/SM:	4230	Parcel LUC:	104	Two Family	Prime NB Desc:	ARLINGTON	Total:	382,831	Spl Credit		Total:	382,800

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2H - 2 & 1/2 Sty		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	3 - Aluminum		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BEIGE		
View / Desir:			

BATH FEATURES

Full Bath	2	Rating:	Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:	1	Rating:	Average

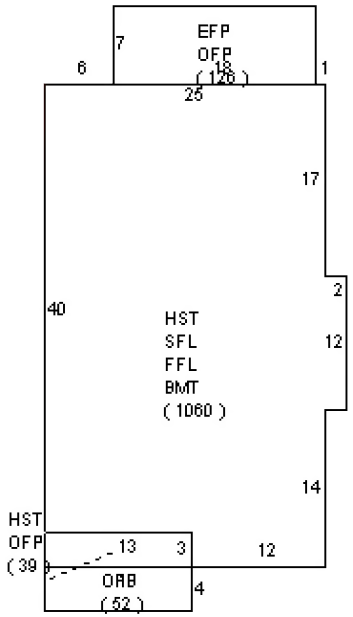
OTHER FEATURES

Kits:	2	Rating:	Average
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

COMMENTS

OF=TOILET ON SFL.

SKETCH



Sum Area By Label :
HST = 1099
SFL = 1060
FFL = 1060
BMT = 1060
EFP = 126
OFP = 217

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1909	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	5	Baths:	2	HB	

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	7	3	
1	5	2	
Totals			
2	12	5	

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	1 - Forced H/Air		
# Heat Sys:	2		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	1.04333210
Const Adj.:	0.99989998
Adj $ / SQ:	177.349
Other Features:	107500
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	648712
Depreciation:	171260
Depreciated Total:	477452

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:		Before Depr:	177.35
Special Features:	0	Val/Su Net:	117.24
Final Total:	477500	Val/Su SzAd	178.87

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,060	53.200	56,397
FFL	First Floor	1,060	177.350	187,990
SFL	Second Floor	1,060	177.350	187,990
HST	Half Story	550	177.350	97,453
OFP	Open Porch	217	24.100	5,230
EFP	Enclos Porch	126	48.830	6,152

Net Sketched Area:	4,073			Total:	541,212
Size Ad	2669.5	Gross Are	4622	FinArea	2670

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

127.0-0006-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	

IMAGE

AssessPro Patriot Properties, Inc